



Fairfield way, Keynsham, Bristol, BS31 1GE

Offers In Region Of £635,000

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Fairfield way, Keynsham, Bristol, BS31 1GE

Situated along the end of Fairfield way upon a corner plot, over looking the nature reserve you will find this beautifully appointed detached house. Constructed by Messrs Crest Nicholson Homes in 2019 to their Saveli design. A light filled house of generous proportions and high quality fittings.

We love the large hallway that leads into a Danish style kitchen/dining area, a large living room of over 6 metres in length. The cloak room and boiler room are practical additions. The first floor has four double bedroom, there principal with an en-suite as well as a family bathroom.

The rear gardens are enclosed, of good size and the wonderful studio with air conditioning ,makes working from home very pleasant indeed. Eco minded the addition of PV panels and a large battery pack ensure running costs are minimal.

A thoroughly modern home, located in Keynsham with easy access to Bath and Bristol.

Quote Reference NF0664 To arrange Your Viewing





Entrance Hall

Composite door and two double glazed windows to the front aspect, stairs leading to the first floor, fitted push release under stairs storage cupboards, thermostat control panel, vertical radiator and luxury vinyl tiled flooring.

Cloakroom

1.8m x 1.45m (5'10" x 4'9")

Obscure double glazed window to the front aspect, recessed spot lights, partially tiled walls, radiator and luxury vinyl tiled flooring. There is a white two piece suite comprising of a wall mounted wash hand basin and a low level Wc with a hidden cistern.

Boiler Cupboard

1.82m x 0.96m (5'11" x 3'1")

Housing a wall mounted Potterton combination boiler, consumer unit, internet socket, space for a washing machine and luxury vinyl tiled flooring.





Kitchen/Dining room

6.83m x 3.31m (22'4" x 10'10")

Double glazed bi-folding doors to the rear aspect, doors to the hallway and living room. Recessed spot lights, a range of wall and base units with tiled and laminate splash backs, breakfast bar, 1&1/2 bowl sink/drain unit with a mixer tap over. There is a range of Bosch integral appliances including an oven, microwave oven, induction hob with an extractor hood over, dishwasher and fridge freezer. The dining room has an additional range of storage including a pantry cupboard, the room is finished with a radiator and luxury vinyl tiled flooring.

Living Room

6.01m x 3.78m (19'8" x 12'4")

Double glazed windows to the front and side



Bedroom One

3.86m x 3.17m to wardrobes (12'7" x 10'4")

Double glazed window to the front aspect, fitted triple door wardrobes, radiator, thermostat control panel, television and internet socket.

Ensuite

2.23m x 1.47m (7'3" x 4'9")

Recessed spot lights, extractor fan, partially tiled walls, shaving socket, chrome towel radiator and luxury vinyl flooring. There is three piece Roca suite comprising of a double shower cubicle with sliding doors and a mixer shower over, wall mounted wash hand basin and a low level Wc with a hidden cistern.



Bedroom Three

4.46m max x 3.07m (14'7" x 10'0")

Double glazed window to the side aspect and a radiator.

Bedroom Four

3.9m x 2.18m (12'9" x 7'1")

Double glazed window to the side aspect and a radiator.

Bathroom

2.13m x 1.98m max (6'11" x 6'5")

Recessed spot lights, extractor fan, tiled walls, chrome towel radiator, shaving socket and a luxury vinyl tiled flooring. There is a Roca three piece suite comprising of a bath with a folding glass shower screen and a mixer shower over,



Rear Garden

13.59m x 11.4m (44'7" x 37'4")

Enclosed by wooden fencing and the garage wall with a side access gate, the main area is laid to lawn with a variety of trees including fruit trees, leading for the house to the studio is a sizeable patio area and an outside tap.

Studio/garden room

4.54m x 2.58m (14'10" x 8'5")

Double glazed sliding doors to the front aspect with double glazed window to the side aspect, recessed spot lights, consumer unit, wall mounted air conditioning and heating unit and luxury vinyl tiled flooring.

Garage

6.19m x 3.12m (20'3" x 10'2")



Driveway

Laid to block paving and can accommodate three cars in a tandem order with ease.

Front gardens

The front gardens stretch along the front and side of the property as it sits on a corner plot. Laid to lawn in the main with tree and shrubs. There is a pathway to the front door and an outside light.

Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit. nigelfudge.co.uk.com

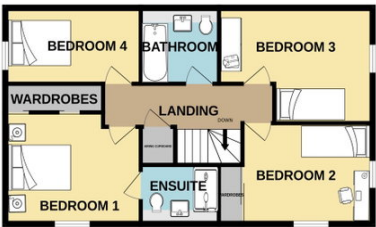
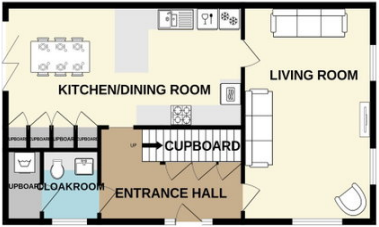
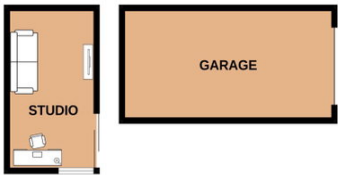


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	105	105
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
1029 sq.ft. (95.6 sq.m.) approx.

1ST FLOOR
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 1728sq.ft. (160.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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